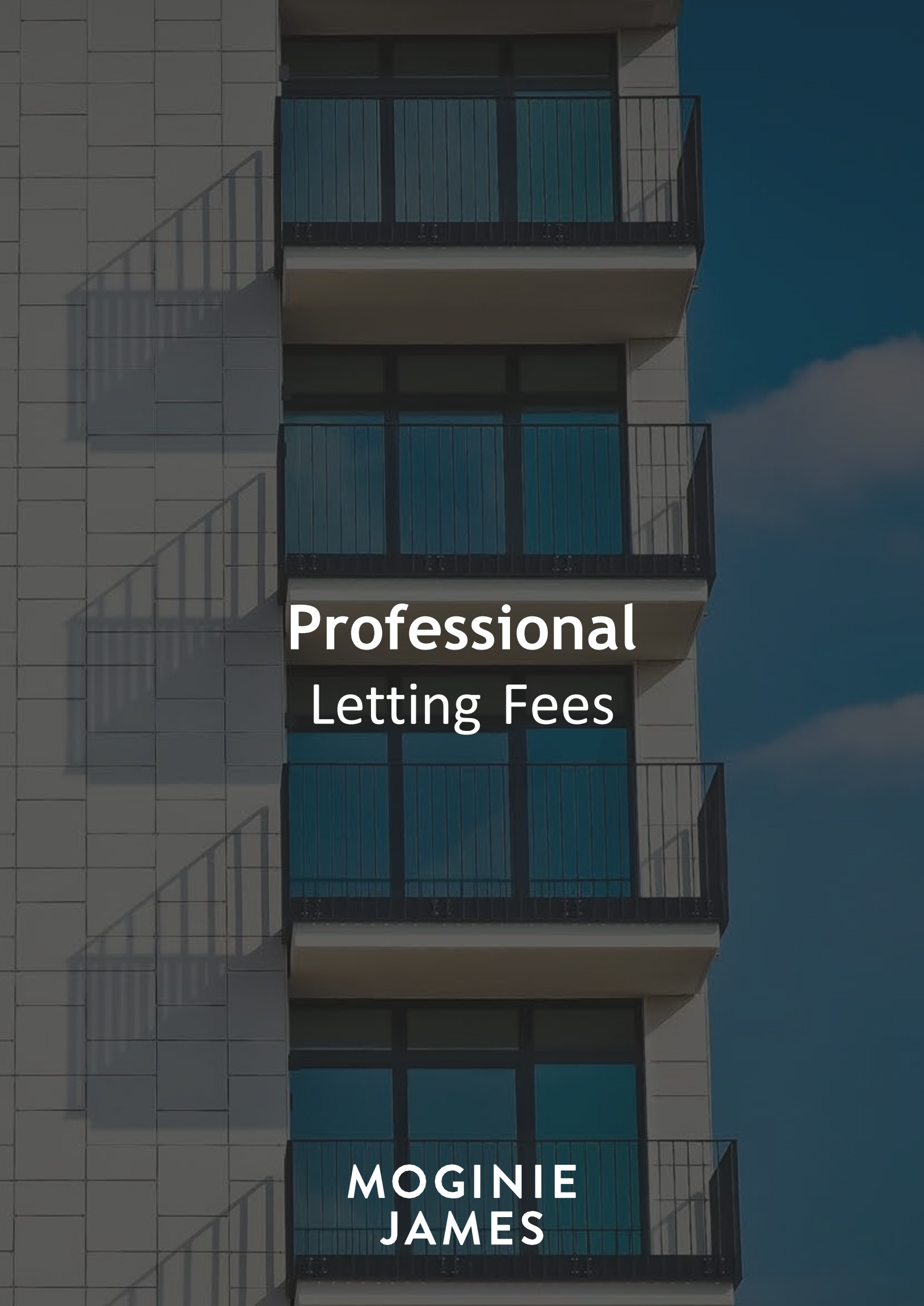

Professional

Letting Fees

MOGINIE
JAMES

MOGINIE JAMES

Professional letting fees information

All listed charges are VAT inclusive

FEE	£	EXPLANATION
Referencing Fee	£180 Inc. VAT per person	This is the cost of taking up references. There is no charge for considering the application, preparing documentation relating to the tenancy, or for an independent credit check to be carried out.
Guarantor Administration Charge	£24 Inc. VAT	In some cases if insufficient information has been obtained on the proposed tenant it will be necessary to nominate a guarantor who acts as a security for the terms of the tenancy. In this case, a guarantor administration charge is applicable.
Bond	One month's rent + £100 (minimum)	This amount is held for the duration of the tenancy to offset any costs required to remedy the failure of the tenant to fulfil any conditions of the tenancy agreement. If the property is managed, the deposit will be held by Moginie James Estate Agents.
Renewal Fee	£90 Inc. VAT per property	This is the cost of renewing your tenancy including the drawing up of a new tenancy agreement.
Checkout Fee	£90 Inc. VAT per property	This is the cost of providing you with an independent checkout report at the end of the tenancy. This fee is per property.
Tenant Swaps	£180 Inc. VAT per outgoing and incoming person	This is the cost of drawing up the necessary documents after the replacement tenant has passed our referencing procedure. The outgoing tenant will pay a fee of £180.00 Inc. VAT, and the replacement tenant will pay a fee of £180.00 Inc. VAT which will include the cost of referencing.
Late Rent Fee	£20 Inc. VAT	This fee is payable if the rent is more than 3 days late

The administration charge is non-returnable in the event that references prove unsatisfactory or the tenant withdraws the application before completion.

For further clarification around any of these charges, please do not hesitate to phone us on **02920 730 885** or email **lettings@moginiejames.co.uk**